

Register Reference: SD22A/0467

Date: 20-Jan-2023

**Development:** Alterations and associated repairs to the existing two storey corner extension to the rear, (north-east), of the house, including the provision of a new flat roof with a roof-light; Proposed new two storey flat roofed extension with roof-light(s) to the rear (south-east) with associated alterations to the existing building & development as approved under Planning Application Ref. No. SD21B/0530; Proposed new site entrance, (piers, vehicular and pedestrian gates) from the back (east), of the property, onto Laurel Park; Proposed solar panels; New garden wall with associated gates; All ancillary site works above and below ground.

**Location:** Oak Lodge, New Road, Clondalkin, Dublin 22, D22F516

**Applicant:** Thomas & Hazel Reilly  
**App. Type:** Permission  
**Planning Officer:** EVAN WALSH  
**Date Recd:** 21-Dec-2022  
**Decision Due Date:** 23-Feb-2023

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Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

### **Description:**

- Proposed new site entrance, (piers, vehicular and pedestrian gates) from the back (east), of the property, onto Laurel Park
- New garden wall with associated gates

### **Access:**

A new rear site entrance is proposed to the east boundary of the site with Laurel Park.

As the site already has an access point, Roads Department considers the construction of another vehicular access onto a cul de sac to be unnecessary addition which would endanger public safety due to generation of additional traffic movements.

A new pedestrian site entrance is also proposed to the east boundary of the site with Laurel Park. SDCC Roads Dept. would consider the granting of this to be setting an undesirable precedent leading to obstructions for footpath users.

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Signed: John McGee

15/02/23

Endorsed: \_\_\_\_\_

DATE

### **Visibility:**

The applicant has submitted a site layout plan showing a proposed decorative fence to be installed along the front boundary wall. This should be limited to a maximum height of 0.9m in order to improve forward visibility for vehicles. This is particularly important due to the proximity of the pedestrian crossing at the site access.

### **Parking:**

Parking area is considered acceptable for the size and location of the development.

### **Roads Recommend Refusal.**

1. Roads Department considers the construction of another vehicular access onto a cul de sac to be unnecessary addition which would endanger public safety due to generation of additional traffic movements.
2. No pedestrian access gate inside boundary wall to be installed as it would set an undesirable precedent leading to obstructions for footpath users.

### **Should the permission be granted, the following conditions are suggested:**

1. Any fence at vehicle access points shall be limited to a maximum height of 0.9m in order to improve forward visibility for vehicles.
2. Any gates shall open inwards and not out over the public domain.

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Signed: John McGee

15/02/23

Endorsed: \_\_\_\_\_

DATE